



Old Common, Minchinhampton.

Ryecroft Old Common, Minchinhampton,
Stroud, GL6 9EH

Offers in the region of £500,000

DESCRIPTION

Set in a lovely quiet location, Ryecroft was originally built as one half of a pair of semi-detached properties, by two brothers in the 1940's/1950's, each brother living in the two houses. It is understood that the property has only changed hands once since then. The original gardens to both houses were originally much larger but have been developed some time ago. Ryecroft still offers someone the opportunity to refurbish and potentially extend, subject to any necessary planning permissions. With good sized gardens to front and rear there is plenty of parking, a sitting room, dining room, kitchen, three bedrooms and a good family bathroom. Ryecroft has the opportunity to be made larger, like its adjoining neighbour. The rear garden has large stone outbuildings which could be retained and potentially converted into a home office/studio or additional accommodation, which would still leave ample garden to enjoy.

LOCATION

Old Common is a quiet no through road just out of town so still enjoys the advantage of shops, the school and National Trust Common land within walking distance. Minchinhampton itself appeals to a mix of generations, not least because of its beautiful Common land which is owned and managed by The National Trust. Compact with a historic core, it is a friendly and welcoming town with excellent facilities. Its shops include a well-stocked general store, an excellent butcher, a Boots chemist and a Post Office. There are two cafes, a fish and chip shop and The Crown gastro pub, all within a short stroll. Minchinhampton's excellent primary school is highly regarded and Beaudesert Park pre and prep school is around a three minute drive across the Common with nearby Stroud having both boys and girls' grammar schools. London is circa 2 hours from Minchinhampton by road or about 90 minutes by train from nearby Stroud station. Stroud has a large Waitrose and several other supermarkets. Nearby Nailsworth has a terrific range of independent retailers including William's Kitchen (delicatessen and fresh fish counter) and free parking. Local sports clubs include tennis with flood lit courts, cricket, football and rugby, the town has two golf clubs (with a choice of challenging courses), while the open expanse of the Common is only about five minutes' walk away.





- 'OLD COMMON'
- THREE BEDROOMS
- POTENTIAL HOME OFFICE/STUDIO
- RANGE OF SHOPS
- CLOSE TO SCHOOL
- QUIET LOCATION
- SEMI-DETACHED
- POTENTIAL FOR REFURBISHMENT
- SCOPE TO EXTEND
- COMMONLAND NEARBY



DIRECTIONS

Ryecroft is most easily found by leaving Stroud in the direction of Cirencester on the A419. On reaching Brimscombe Corner, turn right on to Brimscombe Hill and follow this road until you reach the cross-roads on the common, (Tom Long's Post). Turn left and travel for around 1/2 of a mile where you turn right just after the small cross road at the top of Butt Street into Old Common. Ryecroft is found towards the end of Old Common on the left.

GENERAL INFORMATION

General Information: Tenure: Believed to be freehold.

Services: Gas and electric are believed to be connected to the property. Private drainage.

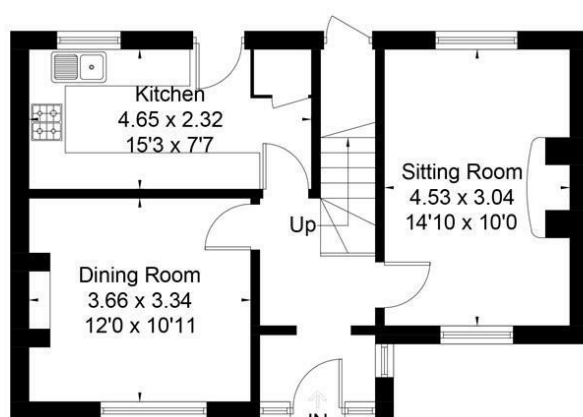
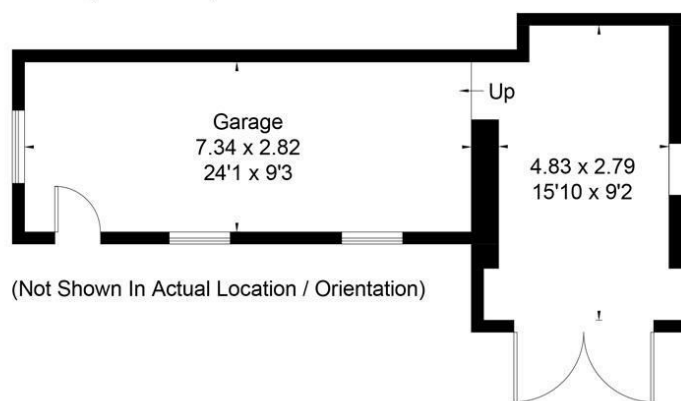
Postcode: GL6 9EH.

Viewing: Strictly by appointment through Ford Loveday Estate Agency.

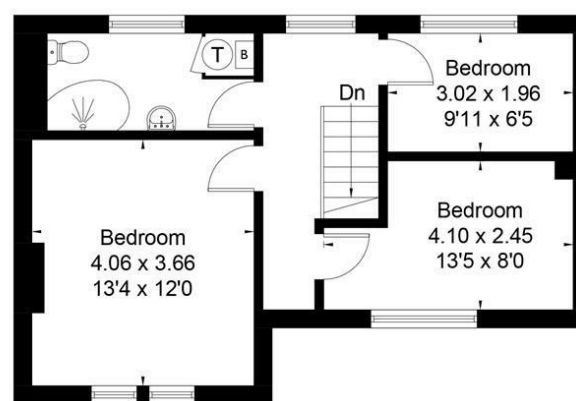
Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band C. EPC D. Ryecroft is in an Area of Outstanding Natural Beauty.

Approximate Area = 92.5 sq m / 996 sq ft
Garage = 35.7 sq m / 384 sq ft
Total = 128.2 sq m / 1380 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 317838

T: 07555 630 652

E: sales@fordloveday.co.uk

www.fordloveday.co.uk

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